HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: October 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making with... the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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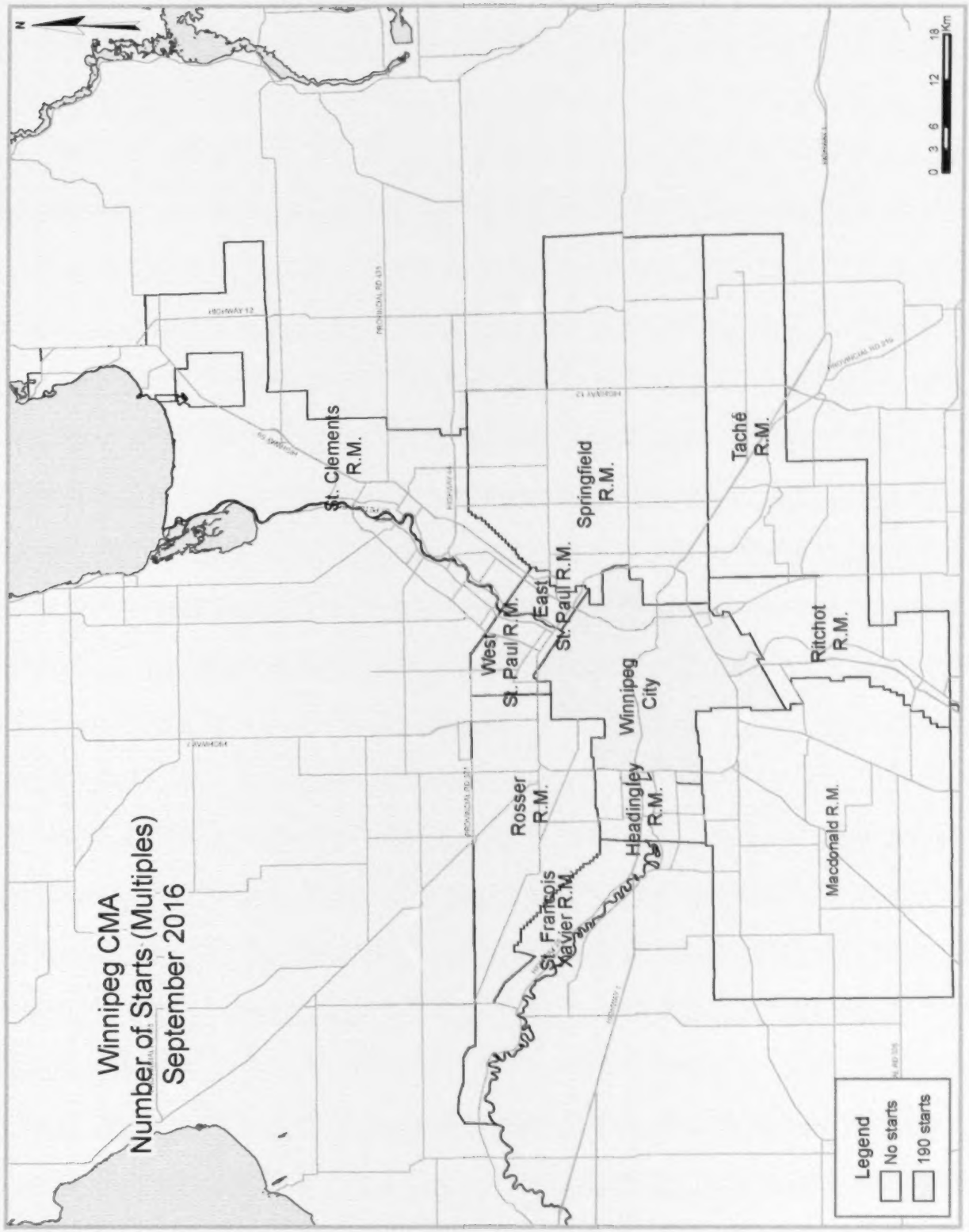
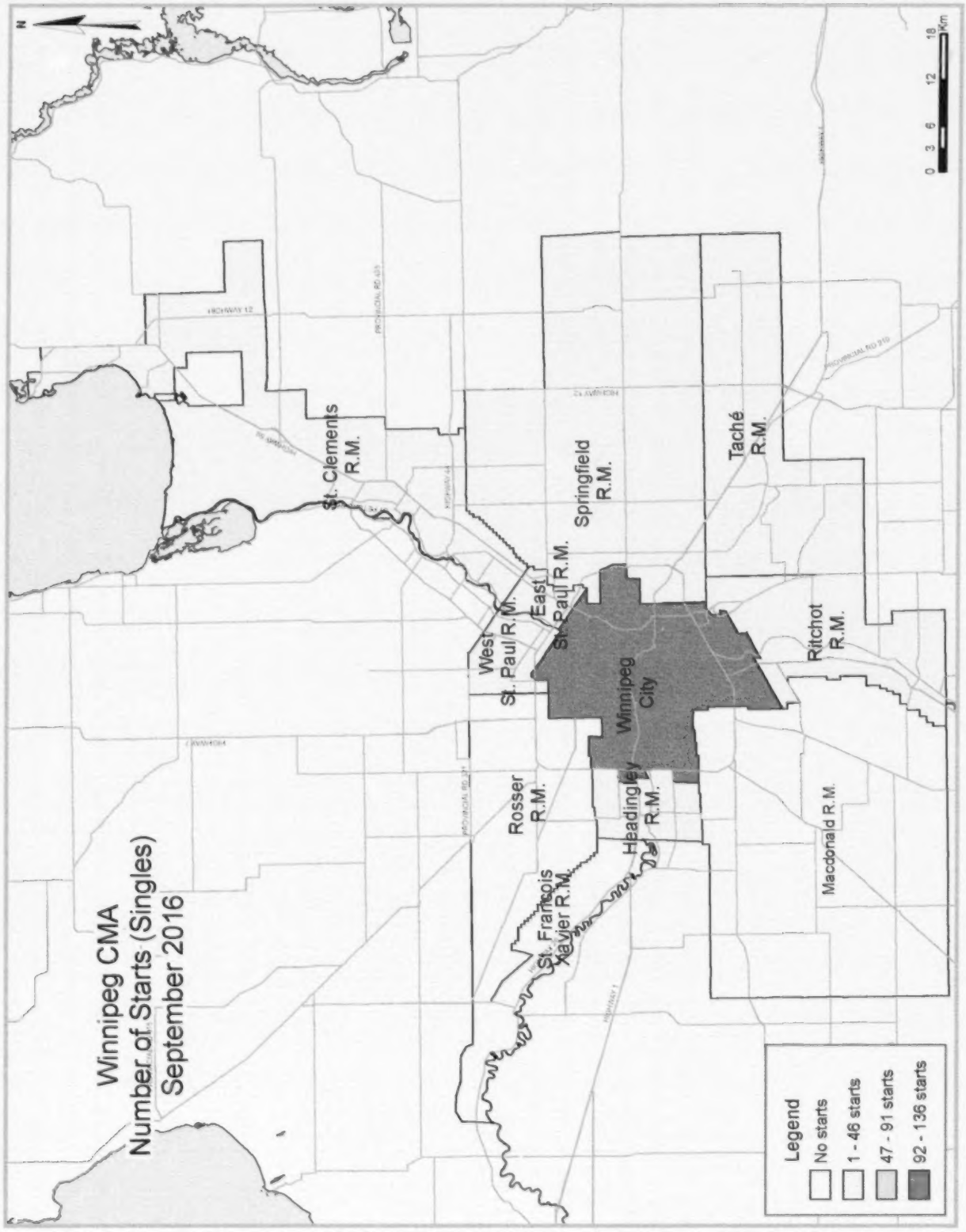
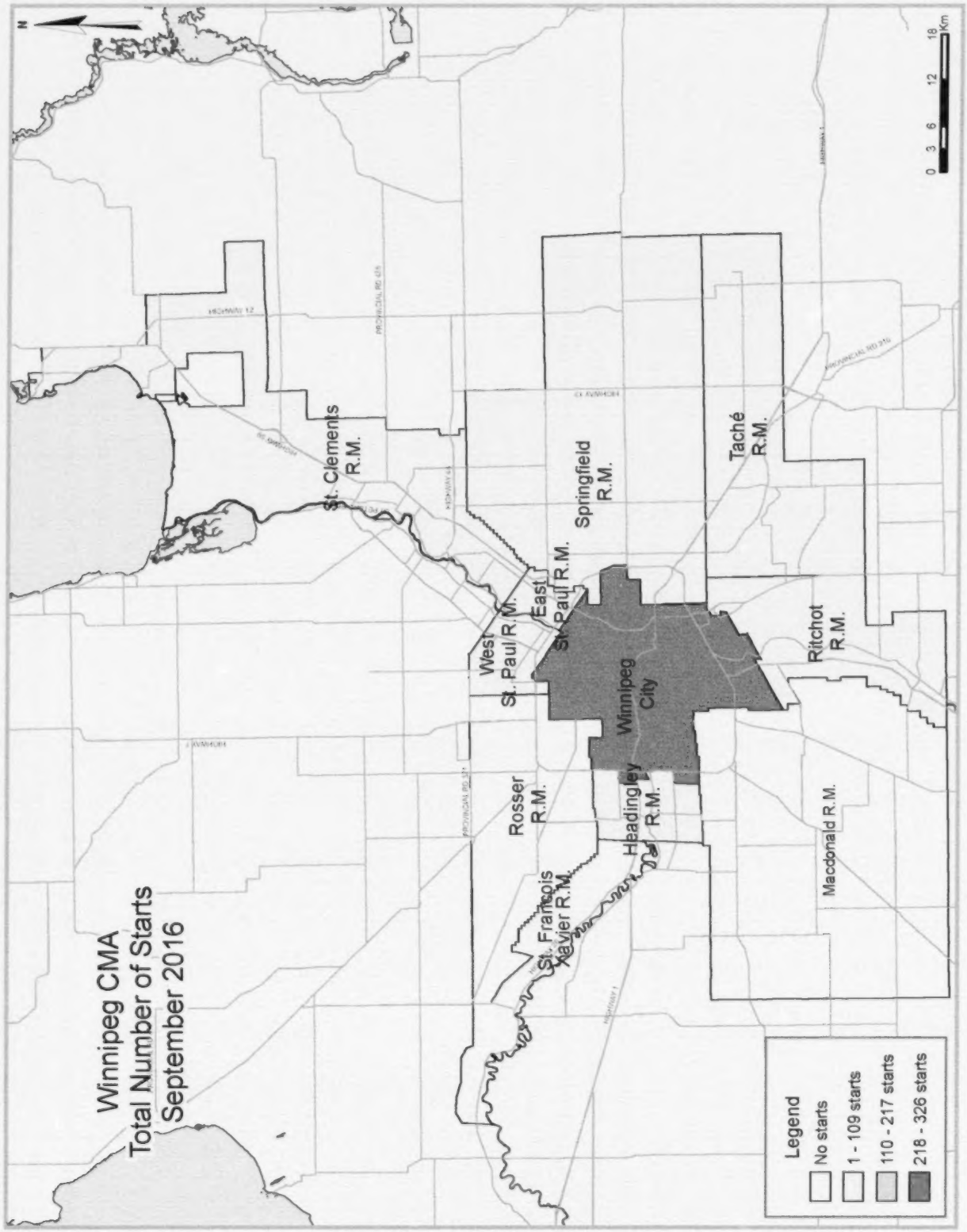
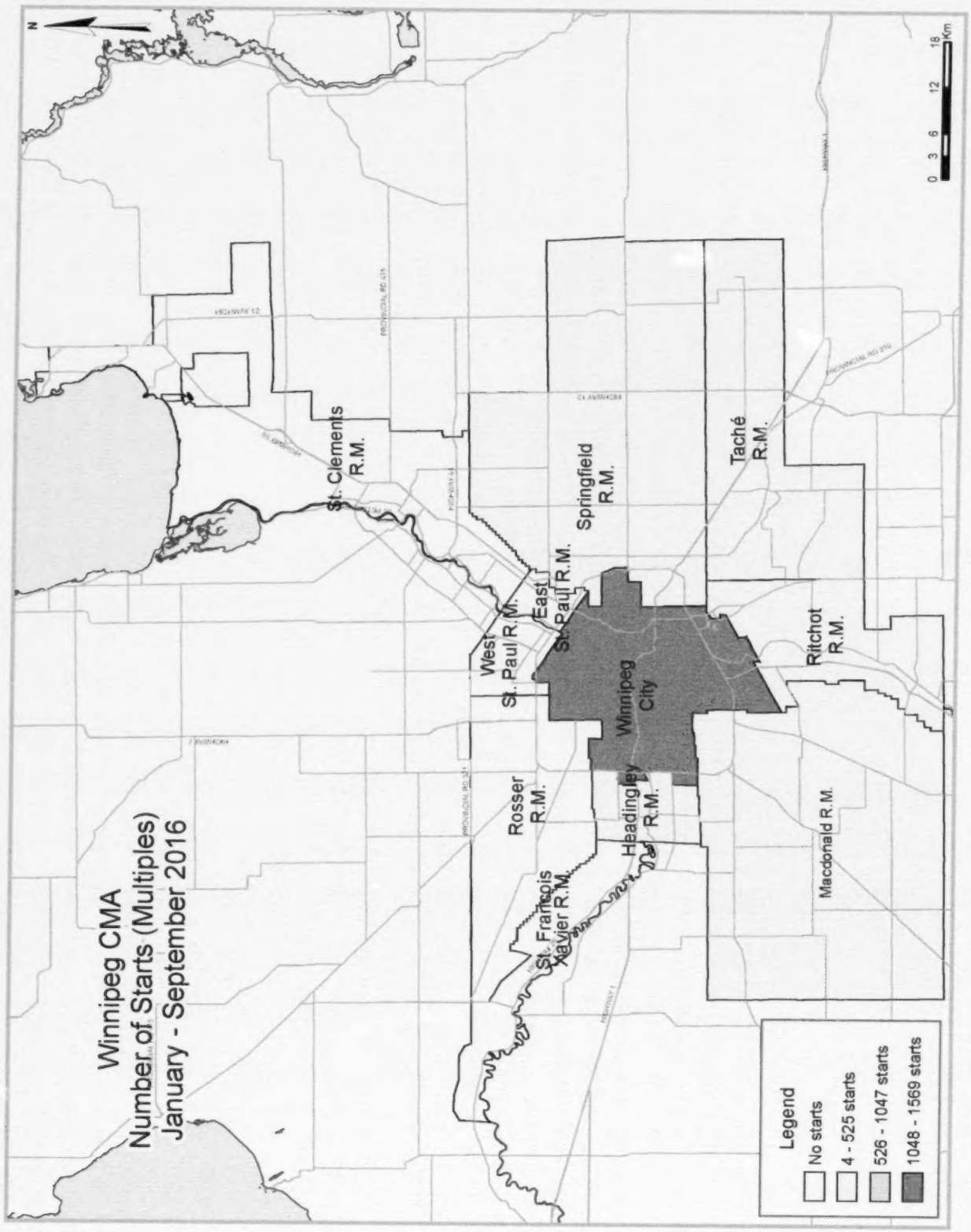
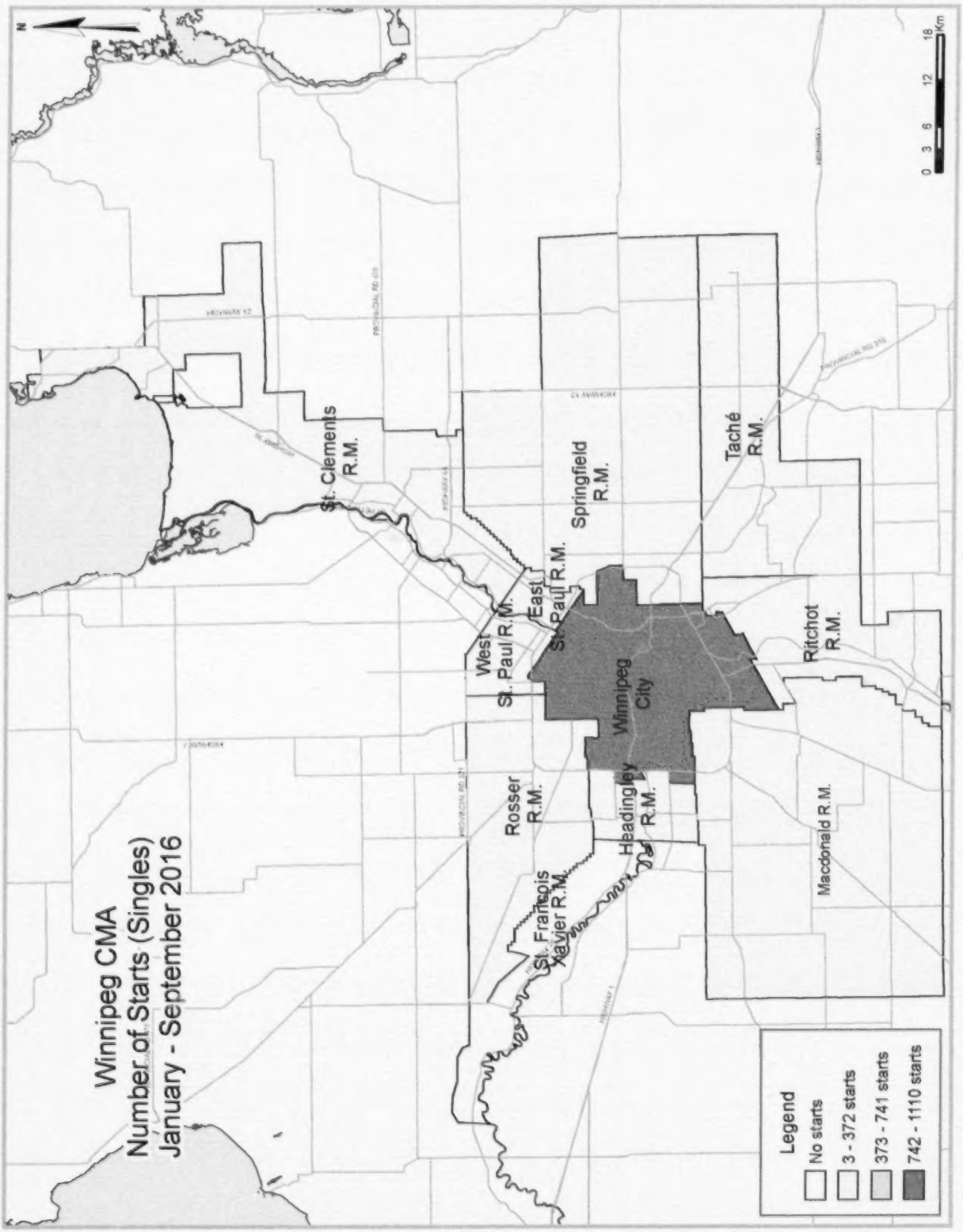
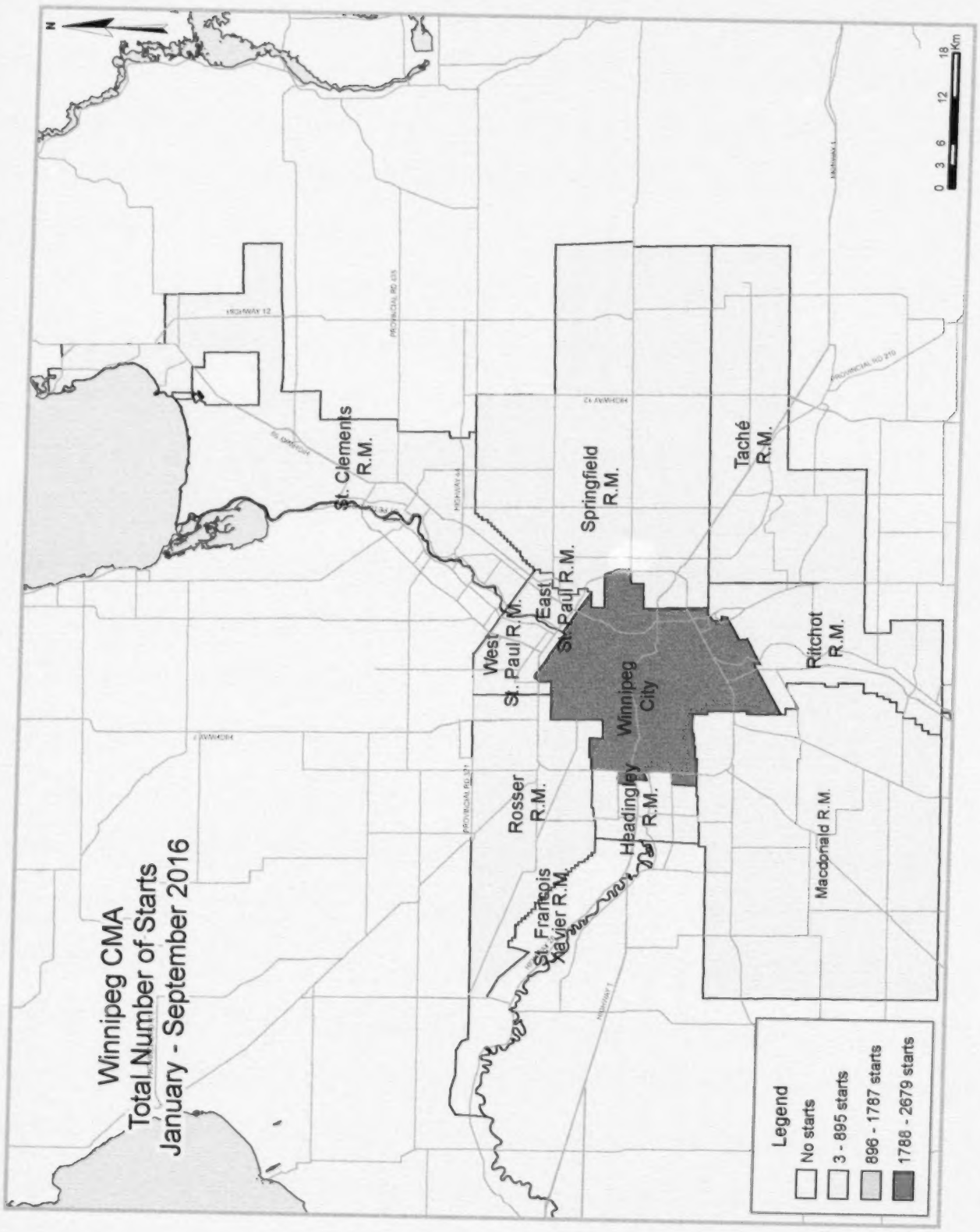

Winnipeg CMA
Number of Starts (Multiples)
September 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
190 starts


Winnipeg CMA
Number of Starts (Singles)
September 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 46 starts
47 - 91 starts
92 - 136 starts


Winnipeg CMA
Total Number of Starts
September 2016
N
0 3 6 12 18
Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 109 starts
110 - 217 starts
218 - 326 starts


Winnipeg CMA
Number of Starts (Multiples)
January - September 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 525 starts
526 - 1047 starts
1048 - 1569 starts


Winnipeg CMA
Number of Starts (Singles)
January - September 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 372 starts
373 - 741 starts
742 - 1110 starts


Winnipeg CMA
Total Number of Starts
January - September 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 895 starts
896 - 1787 starts
1788 - 2679 starts
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Winnipeg CMA[1]	August 2016	September 2016
Trend[2]	4,057	4,418
SAAR	4,067	4,130
	September 2015	September 2016
Actual		
September - Single-Detached	140	158
September - Multiples	496	190
September - Total	636	348
January to September - Single-Detached	1,235	1,364
January to September - Multiples	2,248	1,659
January to September - Total	3,483	3,023

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	158	22	0	0	14	8	0	146	348
September 2015	140	24	0	0	17	0	26	429	636
% Change	12.9	-8.3	n/a	n/a	-17.6	n/a	-100.0	-66.0	-45.3
Year-to-date 2016	1,361	146	7	3	247	345	86	828	3,023
Year-to-date 2015	1,235	150	4	0	208	486	134	1,266	3,483
% Change	10.2	-2.7	75.0	n/a	18.8	-29.0	-35.8	-34.6	-13.2
UNDER CONSTRUCTION									
September 2016	1,093	120	11	8	279	970	79	2,471	5,031
September 2015	1,051	134	8	0	365	1,574	98	1,792	5,022
% Change	4.0	-10.4	37.5	n/a	-23.6	-38.4	-19.4	37.9	0.2
COMPLETIONS									
September 2016	166	24	0	0	10	47	14	45	306
September 2015	144	6	0	0	10	50	8	0	218
% Change	15.3	**	n/a	n/a	0.0	-6.0	75.0	n/a	40.4
Year-to-date 2016	1,250	184	4	1	157	309	108	529	2,542
Year-to-date 2015	1,432	102	7	4	159	631	69	515	2,919
% Change	-12.7	80.4	-42.9	-75.0	-1.3	-51.0	56.5	2.7	-12.9
COMPLETED & NOT ABSORBED									
September 2016	168	25	0	0	39	250	n/a	n/a	482
September 2015	226	29	6	2	62	238	n/a	n/a	563
% Change	-25.7	-13.8	-100.0	-100.0	-37.1	5.0	n/a	n/a	-14.4
ABSORBED									
September 2016	159	23	0	1	16	37	n/a	n/a	236
September 2015	163	7	0	0	11	40	n/a	n/a	221
% Change	-2.5	**	n/a	n/a	45.5	-7.5	n/a	n/a	6.8
Year-to-date 2016	1,327	195	7	3	205	441	n/a	n/a	2,178
Year-to-date 2015	1,441	74	1	4	174	520	n/a	n/a	2,214
% Change	-7.9	163.5	**	-25.0	17.8	-15.2	n/a	n/a	-1.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
September 2016	136	22	0	0	14	8	0	146	326
September 2015	101	22	0	0	17	0	26	429	595
East St. Paul R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	3	0	0	0	0	0	0	0	3
Headingley R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	6	0	0	0	0	0	0	0	6
MacDonald R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
September 2016	6	0	0	0	0	0	0	0	6
September 2015	3	0	0	0	0	0	0	0	3
Rosser R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2016	5	0	0	0	0	0	0	0	5
September 2015	10	2	0	0	0	0	0	0	12
Tache R.M.									
September 2016	7	0	0	0	0	0	0	0	7
September 2015	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	4	0	0	0	0	0	0	0	4
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2016	158	22	0	0	14	8	0	146	348
September 2015	140	24	0	0	17	0	26	429	636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
September 2016	859	112	4	1	264	956	58	2,471	4,725
September 2015	772	128	4	0	365	1,544	90	1,792	4,695
East St. Paul R.M.									
September 2016	33	0	0	0	0	0	0	0	33
September 2015	37	0	0	0	0	0	0	0	37
Headingley R.M.									
September 2016	12	0	7	0	0	0	21	0	40
September 2015	13	0	0	0	0	0	0	0	13
MacDonald R.M.									
September 2016	27	0	0	7	8	0	0	0	42
September 2015	26	0	0	0	0	0	0	0	26
Ritchot R.M.									
September 2016	36	4	0	0	0	14	0	0	54
September 2015	25	2	0	0	0	30	6	0	63
Rosser R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
September 2016	32	0	0	0	0	0	0	0	32
September 2015	49	0	0	0	0	0	0	0	49
St. Francois Xavier R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2016	37	4	0	0	3	0	0	0	44
September 2015	47	4	0	0	0	0	2	0	53
Tache R.M.									
September 2016	27	0	0	0	4	0	0	0	31
September 2015	25	0	4	0	0	0	0	0	29
West St. Paul R.M.									
September 2016	29	0	0	0	0	0	0	0	29
September 2015	55	0	0	0	0	0	0	0	55
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2016	1,093	120	11	8	279	970	79	2,471	5,031
September 2015	1,051	134	8	0	365	1,574	98	1,792	5,022

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
September 2016	145	22	0	0	10	47	0	45	269
September 2015	107	6	0	0	10	36	8	0	167
East St. Paul R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	8	0	0	0	0	0	0	0	8
Headingley R.M.									
September 2016	2	0	0	0	0	0	14	0	16
September 2015	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
September 2016	3	0	0	0	0	0	0	0	3
September 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
September 2016	2	0	0	0	0	0	0	0	2
September 2015	2	0	0	0	0	14	0	0	16
Rosser R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2016	7	2	0	0	0	0	0	0	9
September 2015	3	0	0	0	0	0	0	0	3
Tache R.M.									
September 2016	2	0	0	0	0	0	0	0	2
September 2015	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
September 2016	3	0	0	0	0	0	0	0	3
September 2015	5	0	0	0	0	0	0	0	5
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2016	166	24	0	0	10	47	14	45	306
September 2015	144	6	0	0	10	50	8	0	218

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
September 2016	138	17	0	0	37	236	n/a	n/a	428
September 2015	173	21	0	2	58	198	n/a	n/a	452
East St. Paul R.M.									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
September 2016	1	0	0	0	0	0	n/a	n/a	1
September 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
September 2016	9	0	0	0	0	0	n/a	n/a	9
September 2015	20	0	0	0	2	0	n/a	n/a	22
Ritchot R.M.									
September 2016	2	0	0	0	0	5	n/a	n/a	7
September 2015	9	2	0	0	2	12	n/a	n/a	25
Rosser R.M.									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2016	3	0	0	0	0	0	n/a	n/a	3
September 2015	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
September 2016	1	0	0	0	0	0	n/a	n/a	1
September 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
September 2016	5	8	0	0	2	0	n/a	n/a	15
September 2015	9	6	3	0	0	0	n/a	n/a	18
Tache R.M.									
September 2016	5	0	0	0	0	9	n/a	n/a	14
September 2015	5	0	3	0	0	28	n/a	n/a	36
West St. Paul R.M.									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2016	168	25	0	0	39	250	n/a	n/a	482
September 2015	226	29	6	2	62	238	n/a	n/a	563

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
September 2016	133	21	0	1	16	33	n/a	n/a	204
September 2015	126	7	0	0	11	36	n/a	n/a	180
East St. Paul R.M.									
September 2016	3	0	0	0	0	0	n/a	n/a	3
September 2015	7	0	0	0	0	0	n/a	n/a	7
Headingley R.M.									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	4	0	0	0	0	0	n/a	n/a	4
MacDonald R.M.									
September 2016	6	0	0	0	0	0	n/a	n/a	6
September 2015	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	1	0	0	0	0	2	n/a	n/a	3
Rosser R.M.									
September 2016	1	0	0	0	0	0	n/a	n/a	1
September 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2016	1	0	0	0	0	0	n/a	n/a	1
September 2015	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
September 2016	7	2	0	0	0	0	n/a	n/a	9
September 2015	4	0	0	0	0	0	n/a	n/a	4
Tache R.M.									
September 2016	0	0	0	0	0	4	n/a	n/a	4
September 2015	6	0	0	0	0	2	n/a	n/a	8
West St. Paul R.M.									
September 2016	4	0	0	0	0	0	n/a	n/a	4
September 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2016	159	23	0	1	16	37	n/a	n/a	236
September 2015	163	7	0	0	11	40	n/a	n/a	221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Winnipeg City	136	101	24	26	12	39	154	429	326	595	-45.2
East St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Headingley R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
MacDonald R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Ritchot R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	10	0	2	0	0	0	0	5	12	-58.3
Tache R.M.	7	2	0	0	0	0	0	0	7	2	**
West St. Paul R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	158	140	24	28	12	39	154	429	348	636	-45.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,110	957	148	164	262	316	1,159	1,752	2,679	3,189	-16.0
East St. Paul R.M.	27	30	0	0	0	0	0	0	27	30	-10.0
Headingley R.M.	11	10	0	0	42	0	0	0	53	10	**
MacDonald R.M.	49	43	2	0	6	0	0	0	57	43	32.6
Ritchot R.M.	36	28	4	4	0	0	14	0	54	32	68.8
Rosser R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Clements R.M.	26	48	0	0	0	0	0	0	26	48	-45.8
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	46	57	12	8	6	0	0	0	64	65	-1.5
Tache R.M.	32	26	0	0	4	4	0	0	36	30	20.0
West St. Paul R.M.	24	34	0	0	0	0	0	0	24	34	-29.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,364	1,235	166	176	320	320	1,173	1,752	3,023	3,483	-13.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Winnipeg City	12	13	0	26	8	0	146	429
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	12	13	0	26	8	0	146	429

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	211	184	51	132	331	486	828	1,266
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	35	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	234	188	86	132	345	486	828	1,266

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Winnipeg City	158	123	22	17	146	455	326	595
East St. Paul R.M.	1	3	0	0	0	0	1	3
Headingley R.M.	1	6	0	0	0	0	1	6
MacDonald R.M.	0	1	0	0	0	0	0	1
Ritchot R.M.	6	3	0	0	0	0	6	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	1	9	0	0	0	0	1	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	12	0	0	0	0	5	12
Tache R.M.	7	2	0	0	0	0	7	2
West St. Paul R.M.	1	4	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	180	164	22	17	146	455	348	636

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,239	1,097	561	694	879	1,398	2,679	3,189
East St. Paul R.M.	27	30	0	0	0	0	27	30
Headingley R.M.	18	10	0	0	35	0	53	10
MacDonald R.M.	47	43	10	0	0	0	57	43
Ritchot R.M.	40	32	14	0	0	0	54	32
Rosser R.M.	3	1	0	0	0	0	3	1
St. Clements R.M.	26	48	0	0	0	0	26	48
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	58	63	6	0	0	2	64	65
Tache R.M.	32	30	4	0	0	0	36	30
West St. Paul R.M.	24	34	0	0	0	0	24	34
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,514	1,389	595	694	914	1,400	3,023	3,483

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Winnipeg City	145	107	32	6	0	18	92	36	269	167	61.1
East St. Paul R.M.	0	8	0	0	0	0	0	0	0	8	-100.0
Headingley R.M.	2	3	0	0	14	0	0	0	16	3	**
MacDonald R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Ritchot R.M.	2	2	0	0	0	0	0	14	2	16	-87.5
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	7	3	2	0	0	0	0	0	9	3	200.0
Tache R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
West St. Paul R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	166	144	34	6	14	18	92	50	306	218	40.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	985	1,074	226	84	183	215	838	1,102	2,232	2,475	-9.8
East St. Paul R.M.	29	36	0	0	0	0	0	0	29	36	-19.4
Headingley R.M.	13	18	0	0	14	0	0	0	27	18	50.0
MacDonald R.M.	44	54	0	0	0	4	0	0	44	58	-24.1
Ritchot R.M.	16	35	2	4	6	0	0	14	24	53	-54.7
Rosser R.M.	3	2	0	0	0	0	0	0	3	2	50.0
St. Clements R.M.	49	50	0	0	0	0	0	0	49	50	-2.0
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	55	77	14	22	3	3	0	0	72	102	-29.4
Tache R.M.	24	49	0	0	4	4	0	30	28	83	-66.3
West St. Paul R.M.	33	33	0	0	0	0	0	0	33	33	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,252	1,437	242	110	210	226	838	1,146	2,542	2,919	-12.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Winnipeg City	0	10	0	8	47	36	45	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	0	10	14	8	47	50	45	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	104	153	79	62	309	587	529	515
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	111	164	99	62	309	631	529	515

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Winnipeg City	167	113	57	46	45	8	269	167
East St. Paul R.M.	0	8	0	0	0	0	0	8
Headingley R.M.	2	3	0	0	14	0	16	3
MacDonald R.M.	3	6	0	0	0	0	3	6
Ritchot R.M.	2	2	0	14	0	0	2	16
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	1	5	0	0	0	0	1	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	3	0	0	0	0	9	3
Tache R.M.	2	5	0	0	0	0	2	5
West St. Paul R.M.	3	5	0	0	0	0	3	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	190	150	57	60	59	8	306	218

Table 3.5: Completions by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,153	1,147	464	746	615	582	2,232	2,475
East St. Paul R.M.	29	36	0	0	0	0	29	36
Headingley R.M.	13	18	0	0	14	0	27	18
MacDonald R.M.	44	54	0	4	0	0	44	58
Ritchot R.M.	18	39	0	14	6	0	24	53
Rosser R.M.	3	2	0	0	0	0	3	2
St. Clements R.M.	49	50	0	0	0	0	49	50
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	67	100	3	0	2	2	72	102
Tache R.M.	28	53	0	30	0	0	28	83
West St. Paul R.M.	33	33	0	0	0	0	33	33
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,438	1,541	467	794	637	584	2,542	2,919

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
September 2016	37	29.6	38	30.4	27	21.6	10	8.0	13	10.4	125	-	405,739
September 2015	25	20.5	30	24.6	24	19.7	12	9.8	31	25.4	122	-	445,179
Year-to-date 2016	222	22.0	343	33.9	185	18.3	115	11.4	146	14.4	1,011	397,500	416,431
Year-to-date 2015	221	20.8	259	24.4	188	17.7	173	16.3	220	20.7	1,061	420,000	438,241
East St. Paul R.M.													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	655,001
Headingley R.M.													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	609,975
Year-to-date 2016	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
Year-to-date 2015	0	0.0	2	13.3	0	0.0	2	13.3	11	73.3	15	-	609,975
MacDonald R.M.													
September 2016	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	-	491,618
September 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2016	5	10.6	0	0.0	12	25.5	7	14.9	23	48.9	47	-	517,526
Year-to-date 2015	13	27.1	0	0.0	4	8.3	20	41.7	11	22.9	48	-	441,667
Ritchot R.M.													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	-
Year-to-date 2015	14	60.9	7	30.4	1	4.3	0	0.0	1	4.3	23	-	338,713
Rosser R.M.													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2015	6	37.5	2	12.5	3	18.8	1	6.3	4	25.0	16	-	-
St. Francois Xavier R.M.													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
September 2016	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	434,748
September 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	4	14.8	5	18.5	12	44.4	1	3.7	5	18.5	27	-	423,306
Year-to-date 2015	16	34.8	8	17.4	9	19.6	5	10.9	8	17.4	46	-	409,704
Tache R.M.													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	8	57.1	5	35.7	1	7.1	0	0.0	0	0.0	14	-	-
Year-to-date 2015	6	46.2	3	23.1	1	7.7	0	0.0	3	23.1	13	-	344,975
West St. Paul R.M.													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	22.2	0	0.0	0	0.0	7	77.8	9	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	-	662,500
First Nations													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
September 2016	38	26.8	39	27.5	33	23.2	10	7.0	22	15.5	142	-	424,052
September 2015	31	21.8	32	22.5	28	19.7	13	9.2	38	26.8	142	-	447,225
Year-to-date 2016	245	21.4	366	31.9	211	18.4	124	10.8	201	17.5	1,147	400,000	424,216
Year-to-date 2015	281	22.2	281	22.2	206	16.3	203	16.1	292	23.1	1,263	425,000	441,565

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2016						
Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	405,739	445,179	-8.9	416,431	438,241	-5.0
East St. Paul R.M.	-	-	n/a	-	655,001	n/a
Headingley R.M.	-	609,975	n/a	-	609,975	n/a
MacDonald R.M.	491,618	-	n/a	517,526	441,667	17.2
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	434,748	-	n/a	423,306	409,704	3.3
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	424,052	447,225	-5.2	424,216	441,565	-3.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

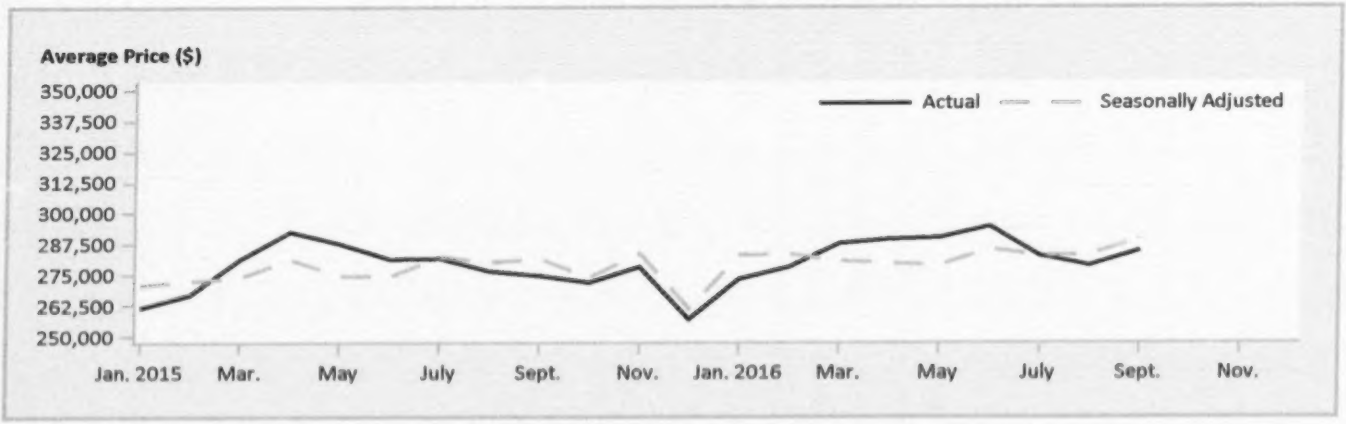


Figure 5.2: MLS® Residential Sales for Winnipeg

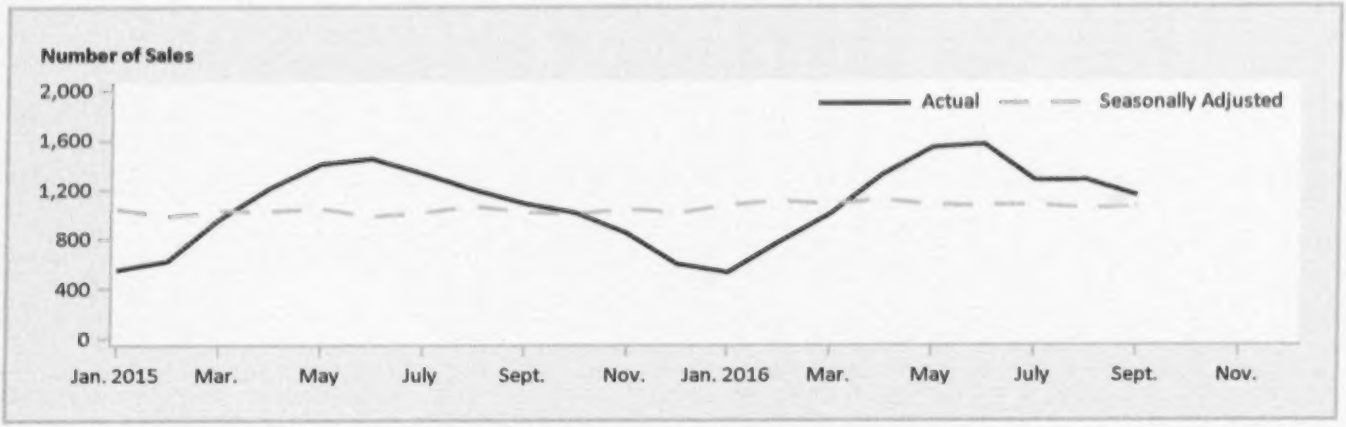
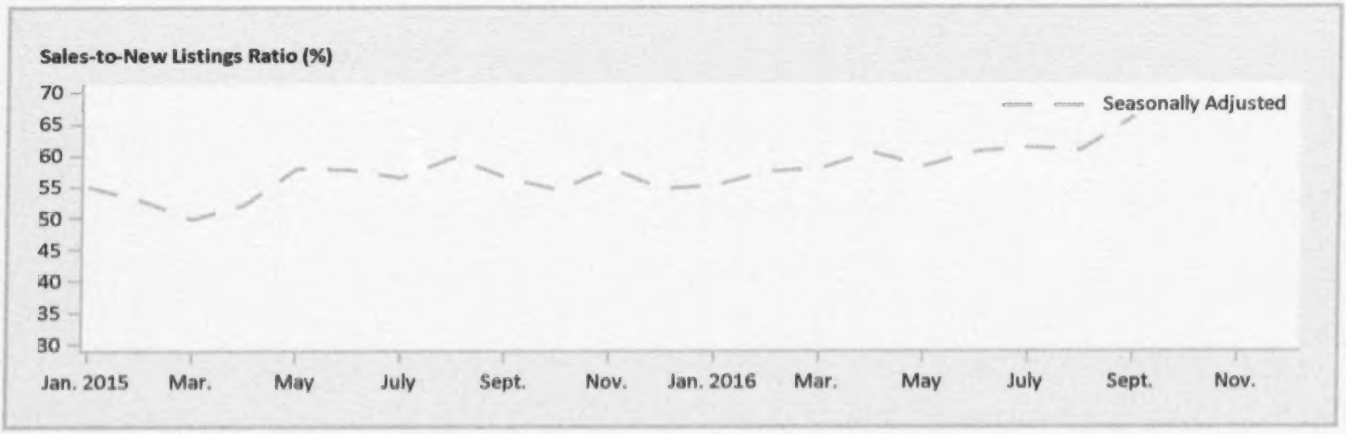


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	426	6.4	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.5	68.4	860
	September	561	3.14	4.64		128.8	424	6.6	68.3	856
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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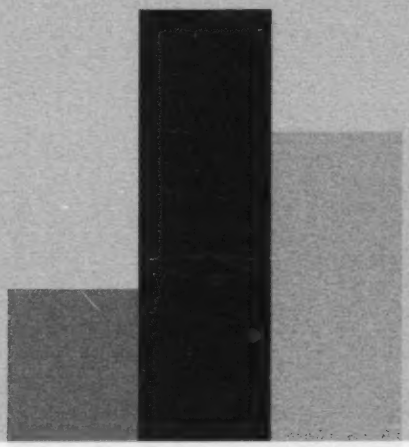

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